

MIDWEST LAND GROUP PRESENTS

387 ACRES IN

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# RINGGOLD COUNTY IOWA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# LOTTS CREEK LEGACY FARM

Opportunities to acquire a highly diversified Southern Iowa land asset of this caliber are increasingly rare. Located in southern Ringgold County along the Iowa-Missouri border, Lotts Creek Legacy Farm encompasses 387 +/- acres and offers a unique combination of productive agricultural income, exceptional wildlife habitat, abundant water resources, and functional improvements all within a single contiguous ownership.

From the moment you enter the property, the character of the farm becomes evident. Rolling hills, expansive views, timbered draws, winding creek corridors, established cedar thickets, and multiple ponds create a landscape that is as visually appealing as it is functional. This is not a farm that fits neatly into a single category. It is an income-producing agricultural property, a recreational retreat, a hunting farm, and a long-term land investment all in one.

The farm features approximately 270.98 FSA-certified tillable acres, representing nearly 70% of the property's total acreage. A current cash lease generates \$43,520 annually through December 31, 2026, providing immediate income while preserving ownership control of all hunting and recreational rights. This unique combination of income production and recreational

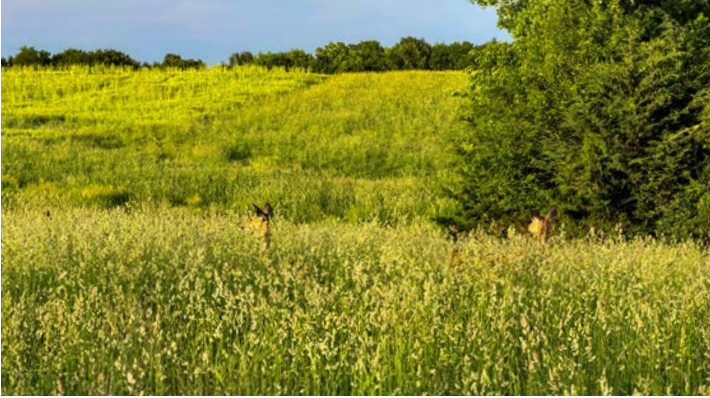
opportunity creates broad appeal for investors, operators, and outdoor enthusiasts alike.

The property's agricultural productivity is equally impressive. Recent cropping practices included approximately 200 acres of alfalfa and more than 40 +/- acres of soybeans, demonstrating the farm's ability to support both forage production and row crop income while maintaining exceptional wildlife habitat throughout the ownership. The existing agricultural footprint offers flexibility for food plot expansion, strategic crop retention, or standing grain programs designed to enhance late-season whitetail hunting opportunities.

What truly separates this property is its exceptional diversity. Productive tillable acres are balanced by mature timber, wooded draws, cedar thickets, native cover, multiple creek systems, and multiple ponds strategically located throughout the farm. The property's rolling topography and diverse layout create exceptional edge habitat throughout the farm, with timbered draws, creek corridors, cedar thickets, and productive tillable acres working together to provide outstanding wildlife habitat while maintaining strong agricultural utility.

The farm's rolling terrain further enhances its appeal.





Numerous ridges, creek bottoms, wooded draws, and elevation changes create exceptional habitat diversity while providing natural wildlife movement corridors throughout the property. Multiple creek systems, including Lotts Creek, combine with multiple ponds, including two ponds constructed in 2024, to create abundant water resources for wildlife while contributing to the farm's scenic character and long-term recreational value.

Southern Iowa has earned a national reputation for producing quality whitetail deer, and this farm possesses many of the characteristics serious hunters seek. Extensive bedding cover, mature timber, secluded travel corridors, abundant food sources, and year-round water create ideal conditions for wildlife. The neighborhood that Lotts Creek Legacy Farm lies in has a deep, documented history of trophy whitetail and a strong turkey population.

Recreational buyers will appreciate the property's location within Iowa's Zone 4 deer management area as well as its adjacency to portions of the Ringgold Wildlife Area. The combination of public conservation ground, extensive private habitat, multiple water sources, timbered draws, cedar thickets, and productive forage acres creates a diverse landscape capable of supporting wildlife throughout the year. The neighboring conservation ground also provides additional habitat continuity while offering access flexibility to portions of the property.



Beyond its income-producing capability, the farm offers the type of habitat diversity rarely found in a single ownership. Rolling hills, wooded draws, cedar thickets, creek corridors, ponds, and productive forage acres combine to create a landscape equally suited for agricultural production, wildlife management, and outdoor recreation.

Improvements include a versatile 60'x40' building with electric service and an attached approximately 60'x25' overhang, providing ample space for equipment storage, hay storage, operational support, recreational equipment, or future expansion. Road frontage along County Road J67 provides excellent access and operational efficiency throughout the property.

Whether your objective is expanding an agricultural operation, securing a long-term land investment, developing a premier recreational property, or owning a legacy farm capable of serving multiple purposes for generations, this Ringgold County offering presents an opportunity rarely available in today's market. Call and schedule a showing today. Additional tract offerings may be available. Contact Land Agent Kyle Steinfeldt (641) 485-7909 for more information regarding potential division opportunities and future tract configurations.

# PROPERTY FEATURES

COUNTY: **RINGGOLD** | STATE: **IOWA** | ACRES: **387**

- Annual property taxes: \$3,842
- Large contiguous ownership 387 +/- acres
- Excellent long-term land investment opportunity
- 270.98 FSA-Certified tillable acres
- Approximately 70% tillable
- Approximately 110 timber acres
- Annual Cash Lease with local tenant
- Income of \$43,520 through 2026
- Located within Iowa Deer Management Zone 4
- Adjoins portions of the Ringgold Wildlife Area
- Quality fencing
- Documented mature buck activity
- Excellent whitetail deer habitat
- Strong wild turkey population
- Extensive edge habitat
- Numerous natural travel corridors
- Cedar thickets and established bedding cover
- Multiple wildlife funnels and pinch points
- Creek-bottom travel routes
- Outstanding recreational ownership opportunity
- Potential for strategic wildlife habitat improvements
- Multiple ponds located throughout the property
- Two ponds were constructed in 2024
- Multiple creek systems
- Lotts Creek corridor
- Strong year-round water availability
- 60'x40' building
- Electric service
- Approximately 60'x25' overhang
- Equipment storage
- Hay storage potential
- Recreational equipment storage
- Functional farm infrastructure
- Southern Ringgold County, Iowa
- Iowa/Missouri Border Location
- Approximately 15 miles to Mount Ayr
- Approximately 25 miles to Lamoni
- Approximately 40 miles to Creston
- Approximately 90 miles to Des Moines International Airport
- Approximately 120 miles to Kansas City International Airport
- Excellent regional access
- Shown by appointment only



# LARGE CONTIGUOUS OWNERSHIP

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Located in southern Ringgold County along the Iowa-Missouri border, Lotts Creek Legacy Farm encompasses 387 +/- acres and offers a unique combination of productive agricultural income, exceptional wildlife habitat, abundant water resources, and functional improvements all within a single contiguous ownership.



# 270.98 FSA-CERTIFIED TILLABLE ACRES

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The farm features approximately 270.98 FSA-certified tillable acres, representing nearly 70% of the property's total acreage. A current cash lease generates \$43,520 annually through December 31, 2026, providing immediate income while preserving ownership control of all hunting and recreational rights.



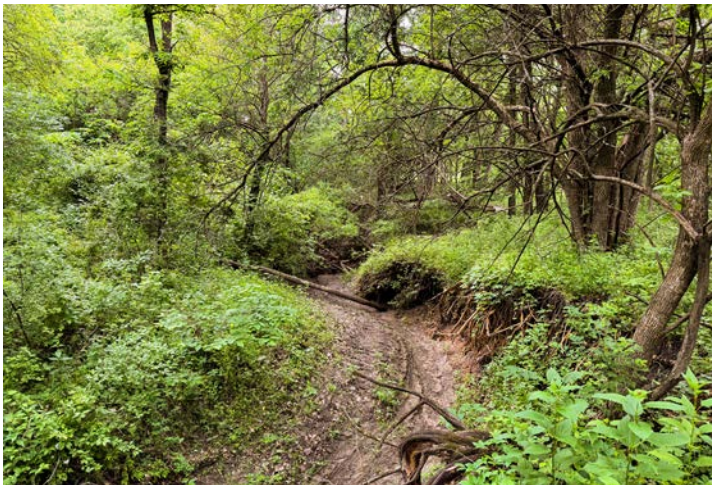
# TWO PONDS

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# MULTIPLE CREEK SYSTEMS

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# 110 +/- TIMBER ACRES

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The property's rolling topography and diverse layout create exceptional edge habitat throughout the farm, with timbered draws, creek corridors, cedar thickets, and productive tillable acres working together to provide outstanding wildlife habitat while maintaining strong agricultural utility.



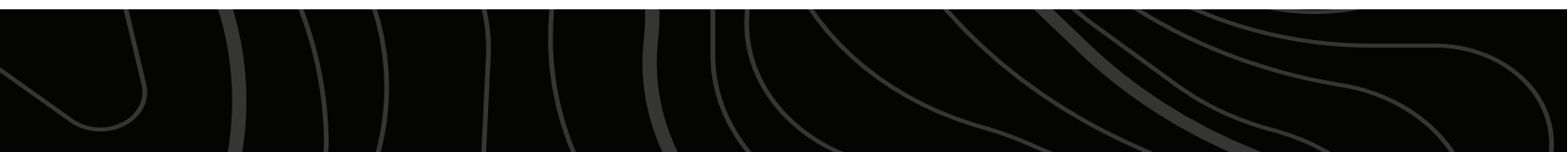
# NUMEROUS NATURAL TRAVEL CORRIDORS

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# EXCELLENT REGIONAL ACCESS

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# FUNCTIONAL FARM INFRASTRUCTURE

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Improvements include a versatile 60'x40' building with electric service and an attached approximately 60'x25' overhang, providing ample space for equipment storage, hay storage, operational support, recreational equipment, or future expansion.



# IOWA DEER MANAGEMENT ZONE 4

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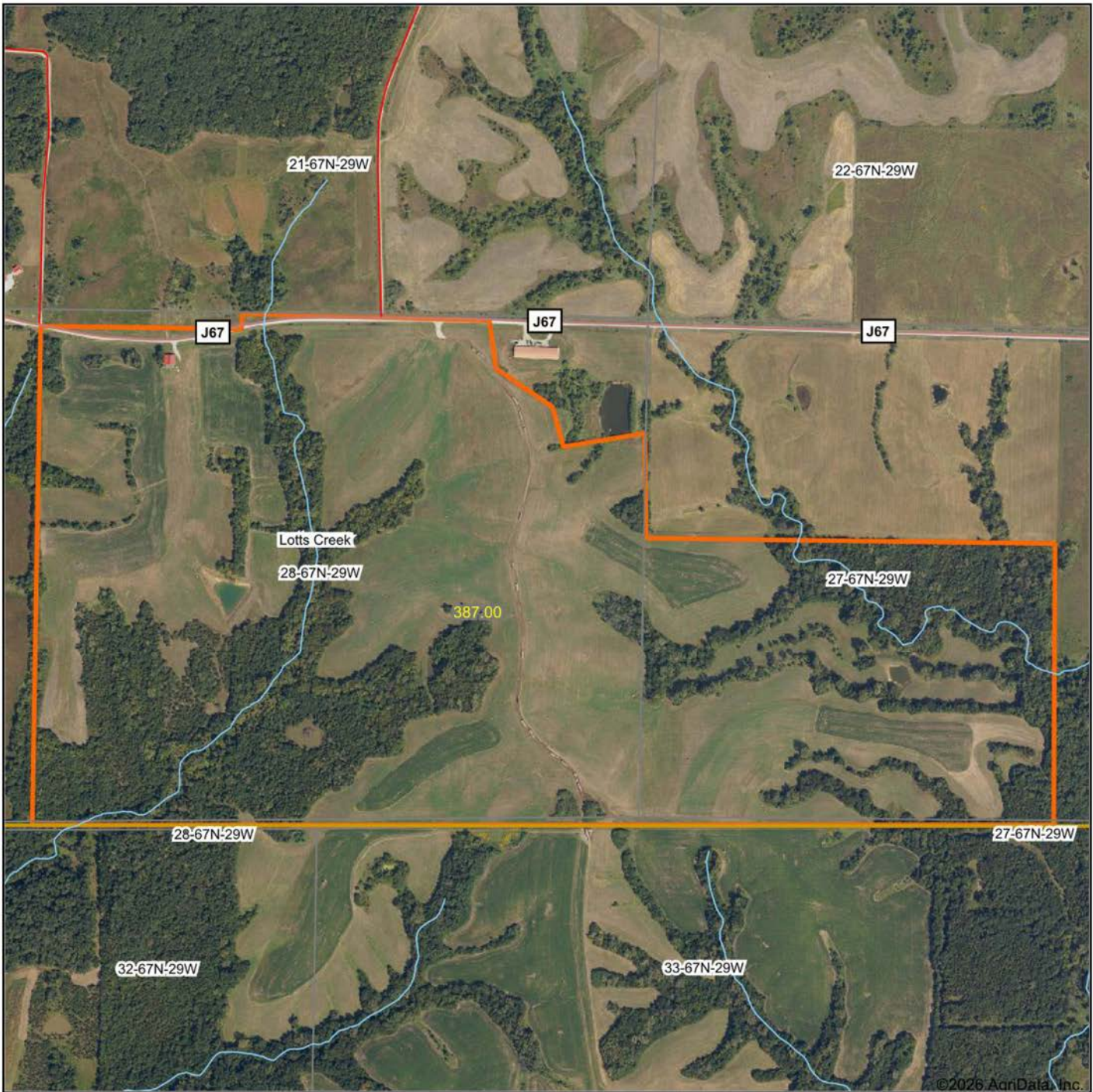


# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 40° 34' 36.12, -94° 11' 20.74



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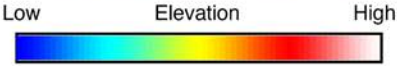
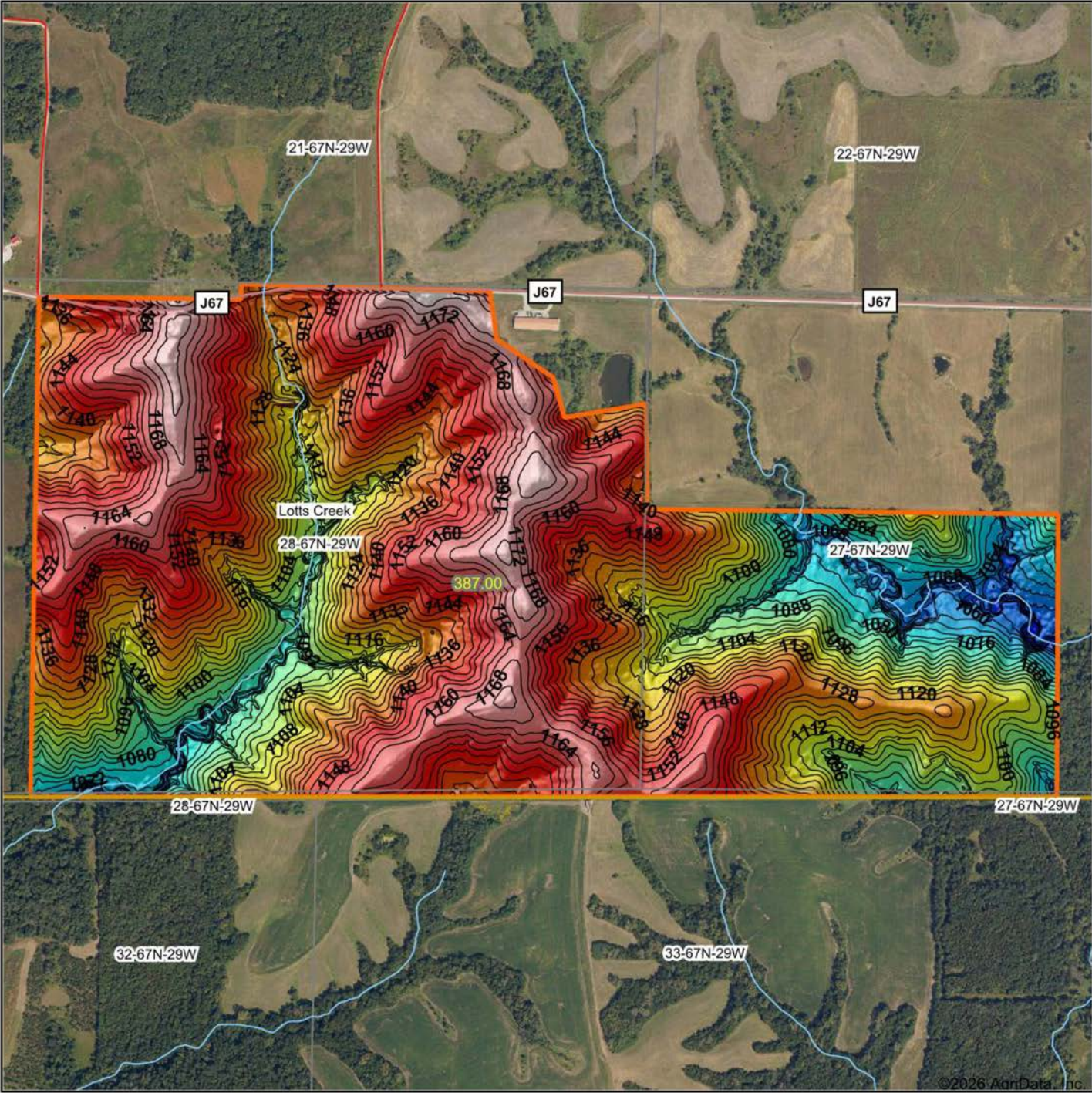
CUSTOMIZED ONLINE MAPPING  
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**28-67N-29W**  
**Ringgold County**  
**Iowa**



6/7/2026

# HILLSHADE MAP



Source: USGS 3 meter dem  
 Interval(ft): 4  
 Min: 1,041.4  
 Max: 1,184.1  
 Range: 142.7  
 Average: 1,127.3  
 Standard Deviation: 30.54 ft



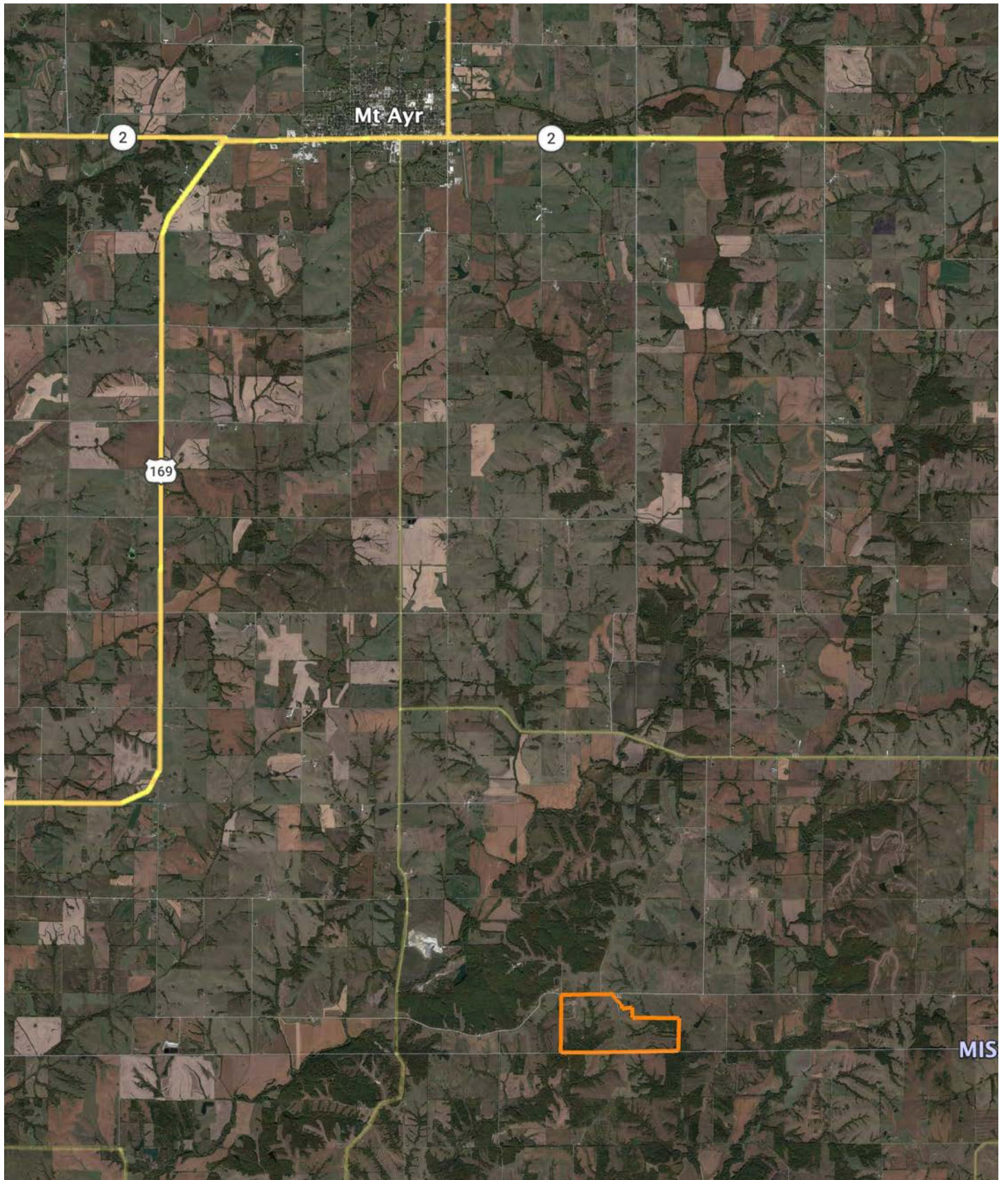
**28-67N-29W**  
**Ringgold County**  
**Iowa**

Boundary Center: 40° 34' 36.12, -94° 11' 20.74



Maps Provided By:  
**surety**  
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# OVERVIEW MAP



# AGENT CONTACT

Helping landowners achieve their real estate goals with integrity, experience, and a deep respect for the land is Kyle Steinfeldt's mission. Kyle's passion for the outdoors extends beyond the woods and water where he grew up in small-town Iowa. Motivated and driven to succeed, he takes great pride in representing his clients with honesty, respect, and a high level of communication throughout the entire process.

As both a Land Agent and a landowner, Kyle understands firsthand what sellers expect from their representation. He also understands and appreciates the history, hard work, and legacy behind many of the farms and properties he represents. Each client and transaction is important to Kyle, having helped many families successfully navigate the sale of some of their largest and most meaningful assets.

In his free-time, Kyle enjoys actively managing and improving his farm in southern Iowa through food plots, habitat enhancement, and long-term stewardship and conservation practices. As a Land Professional, he uses that hands-on experience to effectively position farm and recreational tracts and highlight their strengths to qualified buyers. He has extensive knowledge of land values and market trends across the state of Iowa, representing recreational and hunting properties as well as highly productive tillable farmland.

Kyle graduated high school in Eldora and earned a bachelor's degree in business administration with an emphasis in marketing from Wartburg College in Waverly. He previously worked in a senior level sales position as well as product management roles within the outdoor industry, experience that strengthened his negotiation skills and ability to market property effectively.

Kyle lives on an acreage near Riverside with his wife, Ashley, and their three border collies—Concho, Jig, and Cinch. If you're considering selling, Kyle would welcome the opportunity to represent you with integrity, professionalism, and a deep respect for the land and its legacy. Give him a call today!



**KYLE STEINFELDT**, LAND AGENT

**319.243.3273**

[KSteinfeldt@MidwestLandGroup.com](mailto:KSteinfeldt@MidwestLandGroup.com)



## MidwestLandGroup.com

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